



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: MAIN LIBRARY PROJECT DESIGN

DATE: AUGUST 14, 2017

ISSUES:

That the Board of Library Trustees receive an update on the Main Library Project and recommend the City Council approve the proposed 3-story design and community archive.

RECOMMENDATIONS:

That the Board of Library Trustees:

1. Receive the Main Library Project update; and
2. Recommend the City Council approve the proposed 3-story design and community archive.

BACKGROUND:

On May 16, 2017, following discussion, the City Council approved the new Main Library as a Measure Z funding priority; adopted a resolution for reimbursement of the costs for design of the Main Library project; and approved the Professional Consultant Services Agreement with Architectural Firm Johnson Favaro architects in the amount of \$1,725,000 for architectural and engineering design services for the new Main Library project located at 3911 University Avenue front facing Mission Inn Ave.

On July 24, 2017, the Board of Library Trustees unanimously voted to schedule a special meeting on August 14, 2017, for the opportunity to view the new Main Library design renderings and provide feedback for City Council consideration.

DISCUSSION:

MEASURE Z FUNDING

The Measure Z Five-Year Spending Plan, adopted by the City Council on May 16, 2017 addressed 33 separate items in 6 major categories:

1. Public Safety (\$68,497,813)

2. Fiscal Discipline/Responsibility (\$39,603,200)
3. Quality of Life (\$17,237,199)
4. Critical Operating Needs (\$56,034,254)
5. Facility Capital Needs (\$29,933,882)
6. Technology (\$8,000,000)

The Facility Capital Needs category included payments through the first five years for five projects:

1. New Downtown Main Library (\$30 million),
2. Eastside Library selection (\$100,000),
3. New Police Headquarters (\$45 million),
4. Museum Expansion and Rehab (\$15 million), and
5. New Downtown Parking Garage (\$15 million).

Staff recommends moving \$10 million from the Police Headquarters projects to the New Main Library project. As a result of the recommendation, the detention facility would be removed from the Police Headquarters project. As with the original budget of \$45 million, the \$35 million in funds for the Police Headquarters should be sufficient, pending any site selection issues (surface/below ground parking, site acquisition costs, etc.)

DESIGN

In May 2017, staff commenced working with Johnson Favaro architects, consulting with Linda Demmers on the library building program and design. Meetings included review of current and future materials collections and space and programming needs. The Community and Economic Department is also working with Johnson Favaro architects on the specifications on the balance of the property located at 3911 University Avenue, which will potentially house a multi-story future development.

In addition to regular meetings of the Board of Library Trustees, two Main Library Project community meetings were held on June 15 and July 21, 2017 for the purpose of introducing Johnson Favaro Architects and consultant Linda Demmers to the community, providing the community an update on the status of the project, and hearing from the community their desires as it relates to how the new library may best meet their needs through space, services and programs.

Community feedback centered on the following:

1. Considering the community of today and tomorrow
2. Bold architecture that makes a statement
3. Connecting with existing development to be the catalyst for future development and activate White Park
4. Centralizing the archives and make them more accessible
5. Incorporating Riverside's rich history, including the story of water
6. Providing appropriate parking
7. Offering lots of community meeting space and space for business incubators
8. Ensuring ample space for children's services
9. Lending more "things" (i.e. tools, toys, etc.)
10. Including spaces for activity as well as quiet spaces

11. Collaboration among local cultural institutions

Concept designs in the presentation are a reflection of the community meetings, scouting trips, and professional experience of staff and the design team.

City Council approval on May 16, 2017, funded design consultancy for an approximate 40,000 square feet, 2-story library at 3911 University Avenue with the library to be constructed on approximately one acre or one-third of the site and the balance of the site to potentially be a multi-story mixed-use residential and retail development. As a result of review and study of the needs of the library project, the needs of a future development, and the best way to add value to the balance of the site, staff is proposing an approximate 40,000 square feet, 3-story library.

Essentially, the 2-story library would be constructed on a roughly 30 foot platform to create a pedestrian pass-through at the vacated Fairmount Boulevard to provide genuine through block connections and increase the utility and value of the site. The proposed design provides pedestrian access to and from the Fox Theater and the Food Lab to the future development, and potentially White Park, through the outdoor plaza created in the 3-story design.

Whereas, on November 22, 2013, the City entered into agreement (Attachment 2) with the Riverside Community College District for the purchase, sale and use of 100 parking spaces at Fox Entertainment Plaza Garage 7, the pedestrian paseo created in the proposed 3-story design is also particularly important to maintaining pedestrian access for students walking to and from the Riverside Community College District's Coil School for the Arts to Fox Entertainment Plaza Garage 7 located at the corner of Fairmount Boulevard and Sixth Street.

The arcade is designed for ground-floor activity such as author signings, youth performances, farmers markets, concerts, and family festivals. The ground floor is further activated by a community room accessible during and after library hours and a prominent Friends of the Library bookstore. Mechanical, shipping, and receiving are housed within the platform supports.

SQUARE FOOTAGE

The existing Main Library is 60,000 square feet. The new Main Library will offer approximately 35,000 square feet, with far more usable and flexible square footage than the existing library. This is accomplished in efficiencies gained through advancements in technology, a more flexible, functional building program and an improved service model. Examples include:



Current Customer Service Desk



Proposed Customer Service Point



Current Reference Desk



Proposed Staff Assistance Point



Current Magazine Shelving



Proposed Magazine Wall Mount



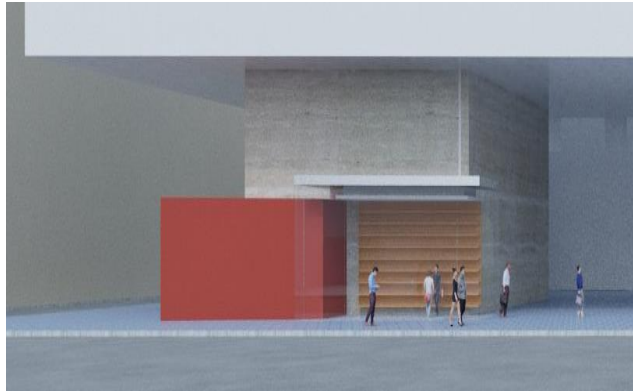
Current DVD/Media Shelving



Proposed 750-Capacity DVD Unit



Current Friends of the Library Sale Area



Proposed Ground Floor Friends Bookstore

COMMUNITY MEETING SPACE

Community meeting space is offered via:

1. An approximately 1,600 square feet ground floor community room designed to be accessible during and after library hours;
2. A second story terrace estimated at 6,000 sf designed to be accessible during and after library hours;
3. An approximately 1,600 square feet enclosed, second story flexible multipurpose room that opens fully to the second story terrace, designed to be used in conjunction with, or separate from, the second story terrace.
4. Four meeting rooms, approximately 150 square feet each, on the third floor designed for quiet study and small group use during library hours.

COMMUNITY ARCHIVE OPTION

Staff propose placing the long-discussed centralized city archives at the new Main Library. Proposed at 4,000 square feet, the community archive would be placed prominently on the ground floor visible from Mission Inn Avenue. The community archive would preserve and make available collections from the Riverside Public Library, Riverside Metropolitan Museum, Riverside Public Utilities, and the City Clerk's Office. The community archive would accomplish the goal of centralizing Riverside's rich historical documents for the purpose of providing superior customer service to the community via one-stop service for research and viewing needs, ensure optimal preservation and inventory of the collection, and enhance the opportunity for more robust research abilities.

The proposed archive space will add approximately \$3M to \$3.6M to the total project cost. Staff estimates that to build a stand-alone city archive would cost approximately \$4.5M for construction, \$762,000 for land acquisition, \$326,700 for site development, \$540,000 for architecture design, and \$675,000 costs for utility tie-ins and project management, and project contingency of \$1,020,600, totaling an estimated \$7.824M.

ROOFTOP TERRACE OPTION

The new Main Library presents an opportunity to construct a city-owned rooftop terrace in a public facility for community and city use. The rooftop terrace could help meet the community request for plentiful and varied meeting space. Having the space double as a privately developed rooftop restaurant and community space are also options for consideration. Additional options include photovoltaic shading and design for future photovoltaic systems. Photovoltaic systems convert

light into energy through the use of solar panels. The rooftop terrace option will add approximately \$7.5 million to \$9 million to the total project cost.

TIMELINE

Staff will return to City Council at a later date with proposed financing for the Downtown Main Library and potentially other projects (e.g. Museum Expansion), prior to the end of fiscal year 2017-2018.

Given the proposed design changes, staff will return to the City Council at a later date for an amendment of the agreement with Johnson Favaro. Specifically, the City Council approved a Professional Services for Architectural and Engineering Design Services agreement with Johnson Favaro on June 5, 2017 for \$1,725,000; including 10% change order authority, a total not-to-exceed amount of \$1,997,500 was established. Estimated costs of a proposed amendment, including 10% change order authority, are estimated to establish a new not-to-exceed amount of \$2,301,860.

This is a traditional Design Bid Build delivery procurement in which the lowest responsive bidder will be awarded the contract. Once the design phase is complete, including preparation of construction bid-ready documents by Johnson Favaro Architects, staff will issue a RFQ to prequalify building contractors. Subsequently, staff will issue a formal bid to award to the lowest responsive prequalified bidder.

The Police Chief, Interim Chief Financial Officer, and General Services Director concur with this report.

FISCAL IMPACT:

There is no net fiscal impact to Measure Z funds as a result of the recommendation. If approved, the 5-Year Measure Z Spending Plan will be amended, by allocating \$10 million from the Police Headquarters project (\$45 million to \$35 million) to the Downtown Main Library Project (\$30 million to \$40 million). The \$40 million Main Library project budget will include any increased design costs to Johnson Favaro. Additional costs for a Community Archive Space, Rooftop Terrace, or other (e.g. restaurant) are not included in the revised cost estimates. A breakdown of the proposed project budget can be found below:

MAIN LIBRARY PROJECT OPTIONS				
DESCRIPTION	2- STORY BUILDING CONCEPT	ELEVATED PLATFORM COSTS	3 STORY BUILDING CONCEPT	
Design	1,725,000	367,600	2,092,600	
Building Construction	24,000,000	(1,250,000)	22,750,000	
Platform Construction		9,950,000	9,950,000	
Project Mgmt. Utility tie-ins Permits	500,000	-	500,000	
Furniture, Fixtures & Equipment	2,000,000	-	2,000,000	
Subtotal	28,225,000	9,067,600	37,292,600	
Project Contingency	1,775,000 6%		2,707,400 7%	
Total	30,000,000	9,067,600	40,000,000	

ADDITIONAL COSTS OPTIONS	
	3 STORY BUILDING CONCEPT
Community Archive Option	3,000,000 to 3,600,000
Rooftop Terrace Option	7,500,000 to 9,000,000

Prepared by: Tonya Kennon, Library Director
 Approved by: Alexander T. Nguyen, Assistant City Manager

Attachment:

1. Presentation
2. Parking Maintenance Agreement